

NEWSLETTER FOR 1 THE ESPLANADE

**29 MARCH
2016**



This newsletter has been prepared in an effort to inform all owners and lessees of developments relating to our complex. It is expected that further newsletters will be issued on a quarterly basis.

- As from 1 November 2015, Care Strata has served as our Strata Manager. Should you have any questions regarding the operation of our complex, these should be directed to Tony Gates or Belinda Brandt (9388 1888; admin@carestrata.com.au).

- Your current Council of Owners comprises Brian Collins (203), David Oldland (502), Martin Roberts (403), Alan Wolfe (305), David Coote (C8) and Graham Finch (C10). These people are your representatives, so feel free to contact them if you have any concerns.

- A dedicated website for our complex is now available at www.1theesplanade.com.au. Each owner should contact Care Strata to register a specific user name and password. The site provides useful

general information such as emergency contact numbers, strata regulations and house rules, plus private access to details of each owners' strata entitlements and levies.

- Replacement of our old, largely non-functional intercom system is almost complete. By the time you read this newsletter, all owners should have been provided with instructions regarding use of the new system.

- With one exception, warranty work relating to the external painting and rendering repairs that were undertaken in 2013/14 has been completed. The only matter that is yet to be resolved relates to the extensive delamination that has become evident on the north-eastern external wall of our complex. Expert advice has been

sought from structural engineers, and negotiations are proceeding with regard to financial liability for the repairs that will be necessary.

- Advice has been sought from structural engineers regarding the repair of cracks in the floor of the ground level car park. Funds for this work were approved at a previous AGM, as were funds for painting of the commercial areas of our building. Although acceptable quotes are to hand, none of this work will be actioned until we know the extent of our liability for the delamination repairs mentioned above.

- Responsibility for the maintenance of our gardens has been split from other duties performed by our caretakers, and has been assumed by a private company 'External Works', on an as-needs basis.